

NOTICE IS HEREBY GIVEN THAT THE Bernalillo County Board of Commissioners on May 14, 2013 at the hour of 5:00 p.m., at the Vincent E. Griego Chambers, One Civic Plaza NW, Albuquerque, New Mexico 87102, will consider adopting amendments to the following Ordinance:

Impact Fees – General Summary

The Impact Fees Ordinance requires the land use assumptions in the Impact Fees Capital Improvements Plans (IFCIP) be reviewed and updated every five years. This update adjusts the maximum collection rates for Parks & Recreation, Fire & Emergency Medical Services (EMS), Open Space, Roadways and Drainage facilities. The update takes into account population trends (as provided by MRCOG) and the cost of providing services to our residents in the future while maintaining the current levels of service.

This impact fees rate adjustment will provide stability to the Impact Fees program for the next five years. It will also allow Bernalillo County to continue to provide basic amenities that have come to be expected by our population base in the face of an increasing population. This update to the IFCIP is meant to be conservative yet comprehensive. The Review Committee recognizes the delicate nature of local and national economic factors, yet also understands the importance of continuing to provide adequate facilities and services to our population.

In light of this, some of the maximum rates were able to be decreased, particularly the Parks & Recreation collection rates. This is a testament to the County's ability to effectively allocate resources in our efforts to serve our residents. Other categories of impact fees remained relatively stable with very minor adjustments to the collection rates. These include the Fire & EMS as well as the Roadways categories. Other fee increases were unavoidable. The cost of acquiring resources and completing major construction projects has increased, as such, the fees for some categories must keep pace to remain effective. These include the fees charged for Drainage as well as Open Space categories.

In summary, the IFCIP Review Committee made a best effort to balance the responsibility Bernalillo County has to provide acceptable services and facilities to our residents, as well as avoiding unnecessarily increasing the impact fees collection rates. It was the intent of the IFCIP Review Committee to find the equilibrium between impact fees collected and the ever increasing cost of building a home or starting a business.

Of important note, the fees seen below are a reflection of the maximum collection rates. The Board of County Commissioners has the prerogative of adjusting the collection multiplier as they see fit to best serve their constituency. Current multiplier rates are 0.4 and 0.2 for residential and commercial projects, respectively.

**For the full IFCIP documents as well as the updated Impact Fees Ordinance please visit www.bernco.gov

The proposed and current maximum collection rates are as follows:

Proposed Parks & Recreation Rates:

<i>Land Use Category</i>	<i>East Mountain Service Area</i>	<i>Northeast Service Area</i>	<i>Northwest Service Area</i>	<i>South Service Area</i>
Single-family*	\$860.00	\$3,112.00	\$1,250.00	\$1,244.00

dwelling unit

Multifamily dwelling unit	\$512.00	\$1,876.00	\$925.00	\$986.00
*Includes mobile homes				

Previous Parks & Recreation Rates:

<i>Land Use Category</i>	<i>East Mountain Service Area</i>	<i>Northeast Service Area</i>	<i>Northwest Service Area</i>	<i>South Service Area</i>
Single-family* dwelling unit	\$2,620.00	\$2,620.00	\$2,620.00	\$2,620.00
Multifamily dwelling unit	\$1,790.00	\$1,790.00	\$1,790.00	\$1,790.00

Proposed Fire/EMS Rates:

<i>Land Use Type</i>	<i>Unit</i>	<i>Impact Fee/Unit</i>
Single-family*	Dwelling	\$842.00
Multifamily	Dwelling	\$590.00
Mobile home	Dwelling	\$438.00
Commercial	1.0 square foot GFA**	\$0.86
Office/Institution	1.0 square foot GFA**	\$0.67
Storage	1.0 square foot GFA**	\$0.12
Industrial	1.0 square foot GFA**	\$0.73

**Gross Floor Area

Previous Fire/EMS Rates:

<i>Land Use Type</i>	<i>Unit</i>	<i>Impact Fee/Unit</i>
Single-family*	Dwelling	\$883.00
Multifamily	Dwelling	\$620.00
Mobile home	Dwelling	\$461.00
Commercial	1.0 square foot GFA**	\$0.84
Office/Institution	1.0 square foot GFA**	\$0.67
Storage	1.0 square foot GFA**	\$0.12
Industrial	1.0 square foot GFA**	\$0.73

**Gross Floor Area

Proposed Open Space Rates:

Open Space Impact Fees	
<i>Land Use Category</i>	<i>Unit</i>
<i>Fee/Unit</i>	<i>Impact</i>
Single-family*	Dwelling
Multifamily	Dwelling

	\$418.00
	\$297.00

Includes mobile homes. Applicable Countywide.

Previous Open Space Rates:

Open Space Impact Fees

<i>Land Use Category</i>	<i>Unit</i>	<i>Impact</i>
<i>Fee/Unit</i>		
Single-family*	Dwelling	\$293.22
Multifamily	Dwelling	\$200.30

Includes mobile homes, Applicable Countywide.

Proposed Roadway Rates:

LAND USE (Trip Generation Manual Code)	Unit of Land Use	Impact Fee
Residential		
Single-Family Detached (210)	Dwelling	\$2,837
Apartment (220)	Dwelling	\$1,982
Condominium/Townhouse (230)	Dwelling	\$1,731
Mobile Home (240)	Dwelling	\$1,487
Senior Adult Housing Detached (251)	Dwelling	\$1,097
Senior Adult Housing Attached (252)	Dwelling	\$1,025
Others Not Specified	Dwelling	\$1,609
Office		
General Office Building (710)	1000 GFA	\$3,287
Business Park (770)	1000 GFA	\$3,707
Others Not Specified	1000 GFA	\$3,499
Commercial/Retail		
Shopping Center (820)	1000 GFA	\$1,675
Quality Restaurant (931)	1000 GFA	\$3,585
Fast Food Restaurant (934)	1000 GFA	\$12,850
High Turnover Sit-Down Restaurant (932)	1000 GFA	\$5,039
Free-Standing Discount Superstore (813)	1000 GFA	\$3,825
Free-Standing Discount Store (815)	1000 GFA	\$1,598
Supermarket (850)	1000 GFA	\$5,114
Convenience Market (851)	1000 GFA	\$7,867
Convenience Market with Gasoline Pumps (853)	Fueling Position	\$8,827
Gasoline Service Station (944)	Fueling Position	\$1,305
Drive-In Bank (912)	1000 GFA	\$2,238
Hotel/Motel (310/320)	Room	\$1,034
All Suites Hotel (311)	Room	\$1,338
Others Not Specified	1000 GFA	\$3,825

Industrial		
General Light Industrial (110)	1000 GFA	\$2,077
Industrial Park (130)	1000 GFA	\$2,035
Warehouse (150)	1000 GFA	\$1,061
Mini-Warehouse (151)	1000 GFA	\$745
High-Cube Warehouse (152)	1000 GFA	\$501
Manufacturing (140)	1000 GFA	\$1,138
Others Not Specified	1000 GFA	\$1,100
Institutional		
Elementary School (520)	Student	\$134
Mid-School (522)	Student	\$215
High School (530)	Student	\$212
Junior/Community College (540)	Student	\$277
College (550)	Student	\$373
Day Care Center (565)	Student	\$745
Hospital (610)	Bed	\$894
Nursing Home (620)	Bed	\$596
Church/Synagogue (560/561)	1000 GFA	\$1,296
Others Not Specified	1000 GFA	\$1,296
Terminal Uses		
General Aviation Airport (022)	Employee	\$4,244
Truck Terminal (030)	Employee	\$2,083
Others Not Specified	Employee	\$3,165

Previous Roadway Rates:

<i>Land Use</i>	<i>Unit</i>	<i>Impact fee/unit</i>
Residential		
Single-Family Detached	Dwelling	\$3,273
Apartment	Dwelling	\$2,298
Condominium/Townhouse	Dwelling	\$2,004
Mobile Home	Dwelling	\$1,707
Senior Adult Housing Detached	Dwelling	\$1,269
Senior Adult Housing Attached	Dwelling	\$1,190
Others not specified	Dwelling	\$1,886
Office		
General Office Building	1000 GFA	\$3,765

Business Park	1000 GFA	\$4,364
Others not specified	1000 GFA	\$4,065
Commercial/Retail		
Shopping Center	1000 GFA	\$2,822
Quality Restaurant	1000 GFA	\$4,113
Fast Food Restaurant	1000 GFA	\$14,746
High Turnover Restaurant	1000 GFA	\$5,782
Supermarket	1000 GFA	\$5,870
Convenience Market	1000 GFA	\$9,029
Convenience Market with gasoline pumps	Fueling position	\$10,130
Gasoline Service Station	Fueling position	\$1,498
Bank	1000 GFA	\$7,350
Hotel/Motel	Room	\$1,187
All Suites Hotel	Room	\$1,536
Others not specified	1000 GFA	\$1,984
Industrial		
General Light Industrial	1000 GFA	\$2,384
Industrial Park	1000 GFA	\$2,380
Warehouse	1000 GFA	\$1,696
Mini-Warehouse	1000 GFA	\$855
High-Cube Warehouse	Employee	\$266
Manufacturing	1000 GFA	\$728
Others not specified	1000 GFA	\$1,609
Institutional		
Elementary School	Student	\$154
Mid-School	Student	\$246
High School	Student	\$243
Junior/Community College	Student	\$318

College	Student	\$694
Day Care Center	Student	\$855
Hospital	Bed	\$1,026
Nursing Home	Bed	\$684
Church/Synagogue	1000 GFA	\$746
Others not specified	1000 GFA	\$742

Terminal Uses

General Aviation Airport	Employee	\$4,870
Truck Terminal	Employee	\$2,391
Others not specified	Employee	\$3,632

Proposed Drainage Rates:

Service Area	East Mesa	Valley	Mesa del Sol
Net cost per service unit	\$20,108.00	\$18,940.00	\$20,108.00
Service Area	SW Mesa	NW Basalt	NW Other
Net cost per service unit	\$20,108.00	\$29,272.00	\$20,108.00

Previous Drainage Rates:

Service Area	East Mesa	Valley	Mesa del Sol
Net cost per service unit	\$16,463.00	\$15,507.00	\$16,463.00
Service Area	SW Mesa	NW Basalt	NW Other
Net cost per service unit	\$16,463.00	\$23,966.00	\$16,463.00